

CITY OF BEAVERTON

Senior Development Project Manager

General Summary

Manage complex real estate redevelopment assemblages and dispositions on behalf of the City and the Beaverton Urban Redevelopment Agency (BURA).

Key Distinguishing Duties

Establish strategies and processes for real estate acquisition, management and disposition to align with City goals and objectives. Manage negotiation of complex real estate transactions that require significant independent judgment. Manage staff, including hiring employees, providing coaching and feedback, and overseeing any disciplinary actions as needed.

Essential Functions

Depending upon assignment, the incumbent may perform a combination of some or all of the following duties, which are a representative sample of the level of work appropriate to this class.

1. Collaboratively develop and implement strategies, programs and projects to meet redevelopment, urban renewal, housing and sustainability goals and objectives.
2. Manage negotiation of complex real estate transactions. Identify parcels for assemblage; create property management plans for City-owned properties; identify, negotiate and structure disposition of parcels to meet City objectives. Monitor construction of public-private partnership development projects.
3. Manage staff. Make hiring decisions. Set performance standards. Provide opportunities for developmental training and performance coaching to employees. Conduct performance discussions and oversee disciplinary processes according to the collective bargaining agreement and City policy.
4. Implement BURA five-year action plan and prepare BURA annual budget.
5. Serve as staff liaison to BURA board and Central Beaverton Urban Redevelopment Advisory Committee. Lead and serve on a variety of real estate and development committees.
6. Conduct financial underwriting of private development projects in order to determine an appropriate public subsidy and other public involvement in public private partnership projects.
7. Identify, secure, and create new funding programs or arrangements for redevelopment and urban renewal.
8. Work effectively with external stakeholders, elected officials, and staff from other departments to facilitate implementation of City redevelopment, housing, urban renewal and sustainability goals.
9. Represent the City at external development-related meetings, events, task forces and committees. Develop and deliver presentations; lead meetings.

10. Exhibit leadership to staff, work teams and fellow employees. Serve as a model for accomplishing City's vision and goals. Create an environment in which employees are focused on producing excellent quality results.
11. Provide direction and set standards for excellent internal and external customer service. Promote professional and courteous behavior with a creative approach to problem resolution that creates a positive experience for the customer.
12. Actively support safety and loss control measures. Ensure employees and volunteers are held to departmental safety and loss control standards.
13. Participate in the City Emergency Management program including classes, training sessions and emergency events.
14. Develop safe work habits and follow all required safety policies, procedures and techniques. Contribute to safety of self, co-workers and the general public.
15. Follow standards as outlined in the Employee Handbook.
16. Actively promote and support diversity in the workplace through volunteer recruitment, staffing, promotions, training and career development. Model respect for diversity in the workplace.

Other Functions

1. Serve on or provide departmental support to a variety of committees, task forces and advisory groups as necessary.
2. Perform related duties of a similar scope and nature.

Knowledge Required

- ◆ Expert knowledge of principles and practices of real estate development, urban renewal, community and economic development, housing policy, and sustainability pertaining to development.
- ◆ Expert knowledge of principles and practices of strategy and policy development and implementation.
- ◆ Advanced knowledge of federal, state and local laws and regulations pertaining to real estate development and urban renewal.
- ◆ Advanced knowledge of principles and practices of real estate transactions and documents.
- ◆ Advanced knowledge of current issues, trends, practices and principles of comprehensive long/short range urban planning.
- ◆ Advanced knowledge of public/business administration principles and practices.
- ◆ Working knowledge of employee supervision and human resources principles and practices.

Skills/Abilities Required

- ◆ Successfully devise, negotiate, communicate and implement solutions to complex problems.
- ◆ Successfully plan, develop, organize and implement strategic plans, programs and projects.

- ◆ Effectively lead, mentor and coach employees.
- ◆ Deliver effective and persuasive presentations before a variety of audiences.
- ◆ Establish and maintain effective working relationships with elected officials, employees, contractors, other agencies, and the general public.
- ◆ Productively manage and/or participate on a team and in a team environment including the ability to develop a team approach to producing high quality results.
- ◆ Communicate effectively with diverse customers, employees, contractors, other agencies, public officials and the general public.
- ◆ Properly and effectively use word processing, spreadsheet and other software applications as required for position.
- ◆ Regular, punctual attendance at assigned work location.

Minimum Qualifications Required for Entry

Bachelor's degree in urban planning, architecture, landscape architecture, economics, finance, public administration or related field, and six years progressively responsible experience in managing urban development projects and complex real estate transactions, and one year lead or supervisory experience; or an equivalent combination of education and experience enabling the incumbent to perform the essential functions of the position.

Licensing/Special Requirements

- ◆ Must possess a valid driver's license and meet the City's driving standards.

Working Conditions

Regular focus on a computer screen; daily use of a keyboard or similar device; regular attendance at meetings or activities outside of normal working hours; operation of a motor vehicle on public roads to attend offsite meetings and events.

Classification History

Created: 02/2015

Status: M2

FLSA: Exempt

Department Head Signature

Human Resources Signature

Date

Date